

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


**10 TOOLIBIN STREET, MANOR LAKES, VIC**  4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$649,000 to \$689,000**

Provided by: Jarrod Loughlin, Ray White Werribee

## MEDIAN SALE PRICE



## MANOR LAKES, VIC, 3024

Suburb Median Sale Price (House)

**\$651,000**

01 April 2025 to 31 March 2026

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.


**14 MURRUMBIDGEE ST, MANOR LAKES, VIC**  4  2  2

Sale Price

**\$675,000**

Sale Date: 14/01/2026

Distance from Property: 231m


**103 EUREKA DR, MANOR LAKES, VIC 3024**  4  2  2

Sale Price

**\*\$685,000**

Sale Date: 07/04/2026

Distance from Property: 263m


**35 KINGLAKE DR, MANOR LAKES, VIC 3024**  4  2  2

Sale Price

**\$680,000**

Sale Date: 18/02/2026

Distance from Property: 774m



This report has been compiled on 30/04/2026 by Ray White Werribee. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.